



Connells

Connaught Avenue
Kidderminster



Property Description

Impressively spacious SIX bedroom family home nestled in a quiet residential area of Kidderminster, with local amenities including Kidderminster Hospital, Brintons Park and Kidderminster Town Centre all near-by. Local schooling including Foley Park Primary Academy, First Class Nursery and Baxter College within a 2 mile radius and public transport routes near-by providing easy access to surrounding areas. On approach, a neat driveway to the front provides off-road parking. Stepping inside, the ground floor accommodates a fantastic kitchen/diner, an open-plan lounge/diner, a downstairs WC, double bedroom with en-suite and a single bedroom to the rear. Heading upstairs, a double bedroom with en-suite, three further good sized bedrooms and a family bathroom. Gas central heating and double glazing throughout. Externally, Connaught Avenue benefits from an enclosed and low maintenance rear garden.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Front Elevation

Block paved driveway to the front providing off-road parking.

Entrance Hall

Door in from the front into a large walkway with secure doors to the kitchen/diner and door to the rear into the garden.

Kitchen / Diner

28' 5" x 8' 11" (8.66m x 2.72m)

Impressively spacious and modern kitchen offering a range of high gloss wall and base units with integrated appliances and ample work surface space. Inset sink and drainer unit, double oven space with extractor fan above and space for a fridge freezer. Partially tiled walls, wood flooring, ceiling spotlights and a vertical radiator. Ample space for dining furniture and double glazed windows to the front and side.

Lounge

15' 10" x 10' 7" (4.83m x 3.23m)

Spacious living area boasting wood flooring, a vertical panelled radiator, ceiling spotlights and a double glazed window to the side.

Dining Area

10' x 8' 4" (3.05m x 2.54m)

Open-plan with the lounge offering tiled flooring, ceiling spotlights and double glazed French doors to the rear opening into the garden.

Inner Hall

At the heart of the house with built-in storage and stairs up to the first floor.

Ground Floor Wc

Comprising a wash hand basin with storage and a low flush WC. Wood flooring, ceiling light point and a double glazed frosted window to the rear.

Bedroom One

14' 9" x 8' 5" (4.50m x 2.57m)

Double bedroom offering fitted wardrobes, fitted carpet, ceiling light point, panelled radiator and a double glazed window to the front.

En-Suite

Comprising a wash hand basin, low flush WC and a walk-in shower cubicle. Tiled flooring, UPVC walls, ceiling light point and a chrome heated towel rail.

Bedroom Five

9' 3" x 8' 8" (2.82m x 2.64m)

Single bedroom offering, wood flooring, ceiling light point and a double glazed window to the rear.

First Floor Landing

Stairs up from the inner hallway onto the first floor landing with built-in storage, ceiling light point and a double glazed window to the side.

Bedroom Two

10' 4" x 8' 1" (3.15m x 2.46m)

Double bedroom offering fitted carpet, ceiling light point with additional spotlighting, panelled radiator and a double glazed window to the front.

En-Suite

Comprising a wash hand basin, WC and a walk-in shower cubicle. Tiled flooring, UPVC walls, ceiling light point, chrome heated towel rail and a double glazed frosted window to the front.

Bedroom Three

15' 10" x 10' 3" (4.83m x 3.12m)

Double bedroom offering fitted carpet, ceiling light point, panelled radiator and a double glazed window to the rear.

Bedroom Four

12' 8" x 7' 7" (3.86m x 2.31m)

Offering fitted carpet, ceiling light point, panelled radiator and a double glazed window to the side.

Bedroom Six

11' 5" x 6' 5" (3.48m x 1.96m)

Offering fitted carpet, ceiling spotlights, panelled radiator and a double glazed window to the side.

Bathroom

Comprising a wash hand basin with storage, low flush WC and a panelled bath with shower over and fitted glass screen. Vinyl flooring, UPVC walls, ceiling spotlights, a chrome heated towel rail and a double glazed frosted window to the side.

Outside

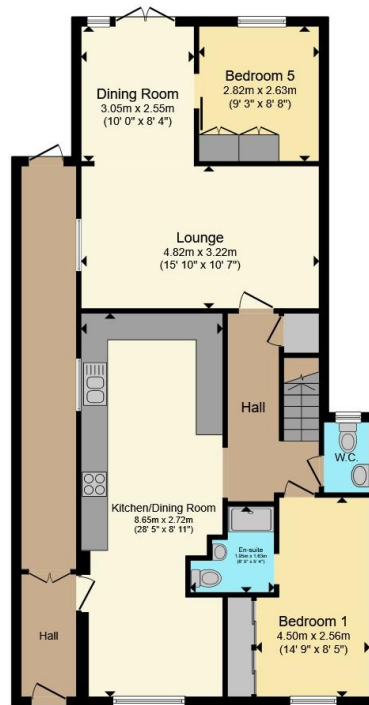
Rear Garden

Low maintenance and neatly kept garden space offering decking and patio areas, with secure gated access to the rear.









Ground Floor



First Floor

Total floor area 184.3 m² (1,984 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

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EPC Rating: C Council Tax
Band: C

Tenure: Freehold

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